

**FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

Staff Use Only

Date Received: 9/23/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: T. William Dowdy Daytime Phone: 703-750-2600

Address: Dowdy and Associates 5417-E Backlick Rd. Springfield, Va. 22151

Nominator E-mail Address: tdowdy4062@aol.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

William Dowdy, Justice

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):
See attached sheet for certified mail receipt numbers

*William Dowdy, Justice
Shirley M. Hunter Justice*

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☐ Braddock ☒ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 13

Total aggregate size of all nominated parcels (in acres and square feet): 6,992,367+sq. ft. 160.52+/-acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcountv.gov/dpz/.

____ (See attached sheet quoting Comp. Plan)

Current Plan Map Designation: ____ Industrial and local service retail

Proposed Comprehensive Plan Designation: ____ Mixed Use

Mixed Use

If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.

Categories	Percent of Total FAR
Office	25
Retail	25
Public Facility, Gov & Institutional	5
Private Recreation/Open Space	20
Industrial	0
Residential*	25
TOTAL	100%

* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit) 1200 multi-family *
condominiums at 900 sq. ft.; 220 townhouse/patio residences at 1800 sq. ft.

Residential Land Use Categories

Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

Fairfax County Planning Commission Office

Government Center Building, Suite 330

12000 Government Center Parkway

Fairfax, Virginia 22035-5505

APR# 05-IV-10S

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Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Property Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
90-4-01-0004	T. William Dowdy, Shirley Hunter, Tee's	Loisdale Rd.- Vacant	5417-E Backlick Rd. Springfield, VA 22151	3.9927	
90-4-01-0005	T. William Dowdy, Shirley Hunter, Tee's	7501 Loisdale Rd.	5417-E Backlick Rd. Springfield, VA 22151	0.5000	
90-4-01-0006A	T. William Dowdy, Shirley Hunter, Tee's	Loisdale Rd.- Vacant	5417-E Backlick Rd. Springfield, VA 22151	53.1202	
90-4-01-0006B	T. William Dowdy, Shirley Hunter, Tee's	Loisdale Rd.- Vacant	5417-E Backlick Rd. Springfield, VA 22151	36.6028	
90-4-01-0007	T. William Dowdy, Shirley Hunter, Tee's	Loisdale Road- vacant	Springfield, Va. 22151 5417-E backlick Rd. Springfield, VA 22151	11.0000	
99-2-01-0002	Arundel Corporation	Behind 7711 Loisdale Rd.	P.O. 4667 Jacksonville, FL 32201	4.9935	7002 0460 0000 3414 6731
99-2-01-0002A	Mini U Storage	7711 Loisdale Rd.	c/o Dahn Corp. 18552 Macarthur Bv. Ste 495 Irvine, CA 92612	4.6172	7002 0460 0000 3414 6748
99-2-01-0003	Potomac Steel and Supply, Inc.	7801 Loisdale Rd.	7801 Loisdale Rd. Springfield, Va 22150	6.5115	7002 0460 0000 3414 6755
99-2-01-0005	Colbert Roofing Corp.	7809 Loisdale Rd.	7809 Loisdale Rd. Springfield, VA 22150	3.1280	7002 0460 0000 3414 6762
99-2-01-0005A	Colbert Roofing Corp.	7809 Loisdale Rd.	7809 Loisdale Rd. Springfield, VA 22150	0.2919	7002 0460 0000 3414 6762
99-2-01-0007	William L. Schaeffer, Tee	7817 Loisdale Rd.	7817 Loisdale Rd. Springfield, VA 22150	11.2951	7002 0460 0000 3414 6786
99-2-01-0007A	T. William Dowdy, Shirley Hunter, Tee's	7911 Loisdale Rd.	5417-E Backlick Rd. Springfield, VA 22151	17.5440	
99-2-01-0008	T. William Dowdy, Shirley Hunter, Tee's	Loisdale Rd.- Vacant	5417-E Backlick Rd. Springfield, VA 22151	6.9258	

160.5227

6,992,367

**Justification in Support of Comprehensive Plan Amendment
Nomination for Portion of Land Unit K (I-95 Industrial Corridor), and Portions of
S6 and S7 (Newington Community Planning Sector) – “Loisdale Road Corridor”**

The Comprehensive Plan Amendments proposed in this application clearly would better achieve the overall Comprehensive Plan objectives than the current plan recommendations.

History

Since the area involved in this proposal was last the subject of comprehensive plan attention, many changes have occurred and are occurring. Importantly, the Fairfax County Parkway is near completion, as is the “mixing bowl” and the Woodrow Wilson Bridge. The linkage of the Parkway and I-95 creates a new southern “gateway” to Fairfax County, with convenient access to the important Dulles Airport/Reston corridor. Old and unattractive uses are disappearing, such as part of the large tank farm along I-95, and the old service station at Loisdale and Backlick Roads.

The area in general is noted for a mixture of industrial and commercial uses, many developed years ago on scattered parcels of land, and some newer high quality office and service uses.

The changing status of Fort Belvoir is an important factor in the area.. The government is expected to add an additional 17,000 employees there. This leads to an increasing need for offices, housing and retail uses.

Planning should be done now to take advantage of these significant changes and promote the creation of an attractive, high quality development in this area, which will meet critical future needs.

Summary of the Proposal

The property involved in this nomination totals 160.52 acres in 13 parcels of land, 9 of which are in Land Unit K. Tax Map 90-4-1-6B is in Planning Sector S6. Tax Maps 90-4-1-4 and 90-4-1-5 are in Planning Sector S7. These properties are located north of Newington Road and east of Loisdale Road, and include a planned VRE railroad facility (see Figures 33 and 34 of the S6 plan).

Of the total 160.52 acres, 35.3299 acres on 7 parcels are already zoned I-3, I-5, and I-6. Of these existing industrially zoned parcels, 5 have been improved with medium to heavy industrial uses. The existing industrial zoned property in the nominated area is 22.08% of the total land area.

Generally, the nomination proposal is to encourage mixed uses in the corridor, which will encourage high quality development which will support the required infrastructure. Mixed use development at an FAR up to .75 is proposed with a potential increase up to 1.50 if, in the future, the substantial mass and public transportation provided for in the current Comprehensive Plan becomes a reality .

The mixed uses proposed are more compatible with the “Enhanced Public Transportation Corridor” between the Joe Alexander Transportation Center and Fort Belvoir/ EPG. A rail/mass transit corridor remains planned across the nominated property between the CSX Railroad and Loisdale Road. The more intensive use of the property as nominated will encourage development that will take advantage of such a corridor and the Metro/VRE proximity.

The improvements to Loisdale and Newington Roads can be more feasibly achieved because currently planned low intensity industrial uses do not generate an economic return justifying infrastructure support as will mixed-use projects. In addition:

- Trails that are currently planned for the Loisdale Road area can be accomplished as part of a mixed use project whose residents and occupants are likely to use and value such improvements
- The existing Loisdale Road residential neighborhood is buffered by parkland from development to the south.
- Wetlands and EQC's can better be conserved and dedicated as open space.
- Affordable housing opportunities exist for the Loisdale Road corridor if new residential construction is one component of development.
- Suitable areas for industrial uses are retained, which is a Major Objective for the I-95 Corridor Industrial Area (Page 17 of Area IV). Existing industrial uses along Loisdale Road can be retained as part of this nomination.
- The infrastructure, transportation, and environmental improvements along Loisdale Road proposed can serve as a model for redevelopment of the blighted Cinder Bed Road corridor. Part of the nominated property extends eastward to Cinder Bed Road, and contains environmentally sensitive woodlands and stream valleys that will be preserved. The blighted properties on Cinder Bed Road downstream and south of the nominated property will have a nearby property setting an example for them.

ATTACHMENT TO AREA PLANS REVIEW NOMINATION FORM QUOTING
EXISTING COMPREHENSIVE PLAN LANGUAGE FOR NOMINATED
PROPERTIES:

“Land Unit K – The majority of this land unit, located west of the CSX Railroad tracks, east of Loisdale Road, north and east of Backlick Road, and south of Loisdale Park, is planned for industrial uses up to .35 FAR. Parcels located north and south of Newington Road (Tax Map 99-1((1))4, 5A, 5C, 5D and 6) are planned for local-serving retail uses up to .25 FAR (access recommendations are shown on Figure 34 in Sector S6).

As an option, to complement existing uses in the vicinity and due to a change in access, Tax Map 99-1((1))5C may be appropriate for industrial use up to .35 FAR. To minimize noise and visual impacts, all business activities should be accommodated indoors. Outdoor storage is not appropriate. In addition, development should be compatible with the adjacent buildings to the south in terms of height, building materials and scale to foster high quality and attractive development, particularly facing the Fairfax County Parkway. A vegetated buffer of evergreen trees along the Parkway is desirable.

The presence and limits of a landfill south of Loisdale Park between Loisdale Road and the CSX Railroad tracks should be established and development constraints identified before any development occurs in this area. Development of industrial uses up to .35 FAR may be appropriate after sufficient documentation is provided to verify that the landfill site is suitable and safe for building. If found not to be suitable and safe for building, this site should be planned for private recreation use. The landfill site is identified for possible acquisition for public recreational use as shown on Figure 39 in Sector S7.

Public Facilities

1. Provide a maintenance/fueling facility (preferably in Newington) for the Human Services Transportation Branch, which supplies para-transit services for eligible disabled, elderly, and low-income County residents.”

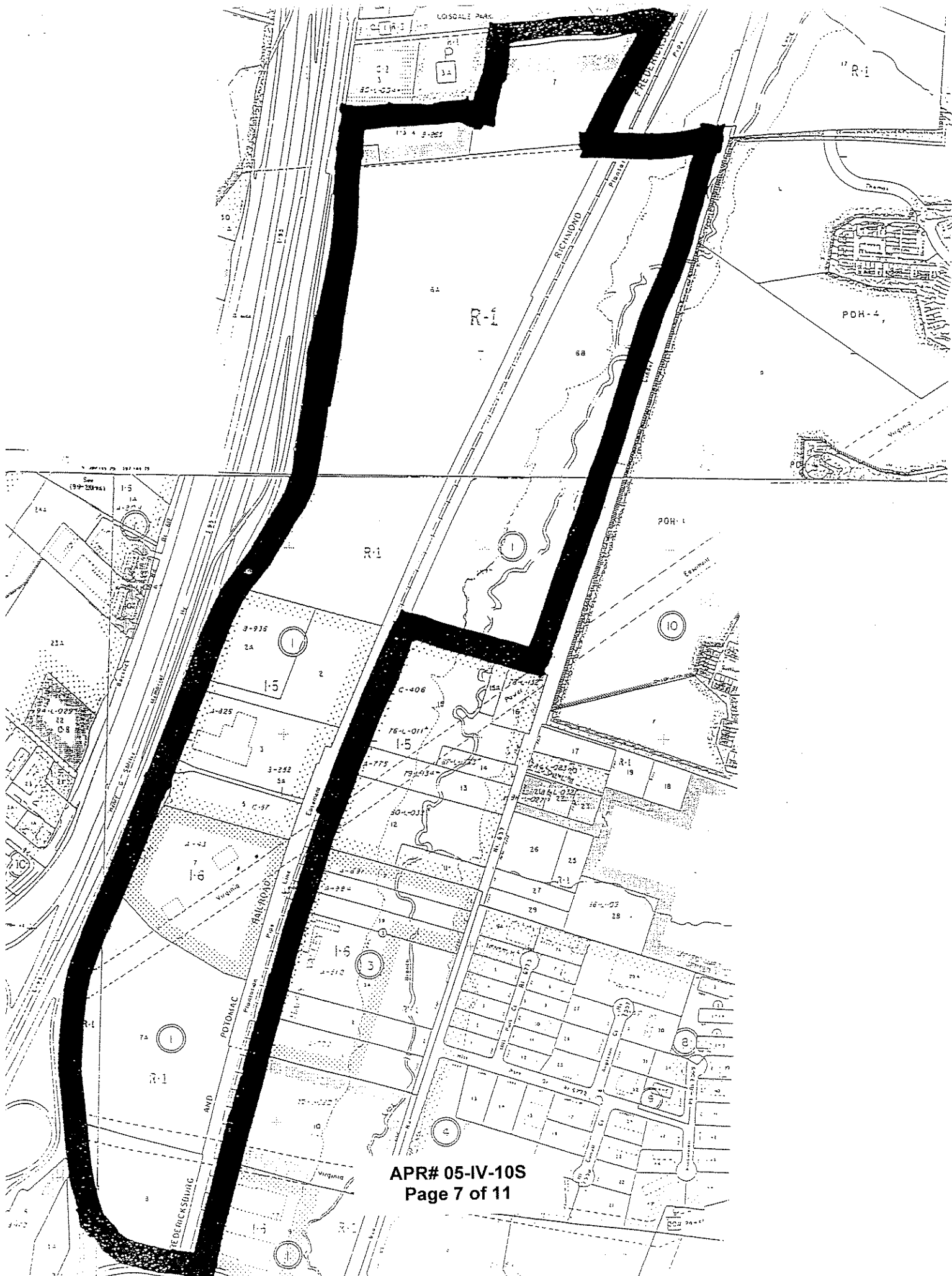


FIGURE 39
PARKS AND RECREATION RECOMMENDATIONS
SECTOR S7

PARK CLASSIFICATION

RECOMMENDATIONS

NEIGHBORHOOD PARKS:



Loisdale

Consider future acquisition of Parcel 90-4((1))6A to expand active recreation facilities contingent upon determination of landfill contents and safety.

Springfield Forest

Expedite dedication to complete assemblage of this park site. Initiate a master planning process and develop with a mix of Community and Urban Park amenities.

Additional Neighborhood Park facilities should be provided in conjunction with new residential development in the Franconia-Springfield Transit Station Area. Urban Park should be provided in conjunction with commercial development in the TSA.

COMMUNITY PARKS:

If Loisdale Park is expanded and athletic fields developed in it, this park will be reclassified as a Community Park.

DISTRICT PARKS:

This sector is not currently served by a District Park.

COUNTYWIDE PARKS:

Seek historic preservation easements on selected historic properties.

Hada, JayJeev

From: TDowdy4062@aol.com
Sent: Wednesday, October 26, 2005 3:40 PM
To: Hada, JayJeev
Subject: Re: APR Nomination Clarification Request

Dear Mr. Hada--

I have received and reviewed your email about the APR nomination which I submitted for the properties comprising 160 acres along Loisdale Road.

1. I agree with the statement in item 1 of your email that part of parcel 90-4 ((1))6B is in planning Land Unit J and that your email correctly quotes the plan text for that unit.
2. As to item 2 in your email, at this time I cannot verify or agree with your observation because I have been unable to find the specific text in the plan which addresses parcels 90-4 ((1)) 6B and 7. Bruce Smith of my office left a message for you earlier today inquiring about this issue. I would ask that you please call Mr. Smith at 703-750-2600 with the citations to the part of the plan dealing with these two parcels, so that I may respond to this second item.

Thank you in advance for your work in processing this nomination.

T. William Dowdy
Tel. 703-750-2600
Fax 703-750-9015

11/8/2005

Hada, JayJeev

From: Hada, JayJeev
Sent: Friday, October 21, 2005 10:45 AM
To: 'tdowdy4062@aol.com'
Subject: APR Nomination Clarification Request

Dear Mr. Dowdy,

My name is Jayjeev Hada and I shall be coordinating the Lee District APR items. Upon conducting an initial review of your nomination comprised of 160.52 acres along Cinder Bed Road, there are some issues regarding information you have filled out on the nomination form.

1. The bottom section of parcel 90-4((1)) 6B is in land unit J of the I-95 Corridor Industrial Area which is not mentioned in your description of the nomination area Plan geography. The Plan text for this land unit is as given below.

"Land Unit J

This land unit is located north of the Virginia Power easement between Cinder Bed Road and the CSX Railroad tracks. Blighted industrial parcels are present in this area. This land unit is planned for industrial uses up to .35 FAR. All development proposals should give priority to environmental reclamation and protection. Needed transportation improvements to Cinder Bed Road (see Figure 34 in Sector S6) should be provided by a redevelopment project. "

2. The Current Plan Map Designation for the nomination area is Industrial, Private Open Space, and Public Park. Parcel 90-4((1)) 6B is planned private open space and the uppermost small section of parcel 90-4((1))7 is planned for public park.

If you agree with my observations please send a reply to this email by October 26, 2005. If you have questions regarding these issues please call me at 703 324 1353.

Thank You.

Jayjeev Hada

Planner II

PD, DPZ

Hada, JayJeev

From: TDowdy4062@aol.com
Sent: Tuesday, November 08, 2005 4:08 PM
To: Hada, JayJeev
Subject: APR Nomination-- Loisdale Road

Dear Mr. Hada:

In further response to item 2 in your e-mail about the Loisdale Road APR nomination, it is my understanding that the existing Plan designations you identify in your email are not in the text of the Plan, but rather are shown on the zoning map prepared by Planning and Zoning. I appreciate your offer to show me the map, but that is unnecessary. Based on your representation I concur that the map designates the uses described in your e-mail. Thank you again for your help with this nomination.

Sincerely,

T. William Dowdy
Tel. 703-750-2600
Fax 703-750-9015